

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **DECEMBER 18, 2007**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 A.M. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Wayne Hokanson, Fire Department

Mark Glendinning, Building Inspector

Fletcher Parsons, Associate Engineer

PUBLIC HEARINGS

ITEM 1: 20102 Foster Road
 Architecture and Site Application S-07-210

Requesting approval of a one year time extension for a single family residence on property zoned HR-5:PD. APN 537-33-009
PROPERTY OWNER/APPLICANT: McCarthy Land Co. LLC

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented, with the following findings and considerations:
 - (a) Pursuant to Sec. 29.20.325 (b) of the Town Code for granting time extensions:
 - (1) There is no legal impediment to granting a new application for the same approval in that no changes have been made to the plans and the project still complies with Town Code and policies.
 - (2) The conditions have been modified to reflect the new expiration date. No other conditions have been modified and no new conditions have been applied as part of the extension approval and there are no new facts concerning the proposed project.
7. *Hokanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 222 Nicholson Avenue
 Architecture and Site S-07-48

Requesting approval to add onto a single family residence with reduced setbacks
on a nonconforming lot zoned R1D:LHP. APN 510-17-048

PROPERTY OWNER: Stephen Cornelius

APPLICANT: Frauke Zajal

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented, with the following findings and considerations:
 - (a) The application is Categorically Exempt from CEQA, Section 15301.
 - (b) As required by Section 29.20.150 of the Town Code for Architecture and Site applications, the considerations were all made in reviewing this application.
 - (c) As required by Section 29.10.265(3) of the Town Code for nonconforming lots.
 - (d) The proposed addition and its use are compatible with the neighborhood in that:
 - (1) The neighborhood has numerous structures with nonconforming setbacks,
 - (2) The massing and scale of the proposed addition is compatible with the neighborhood.
 - (e) As required by Section 29.80.290 (2) of the Town Code for approval of work within an historic district. The proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district. As recommended by the Los Gatos Historic Preservation Committee, the proposed structure meets the design guidelines of the Almond Grove Historic District and is compatible with the neighborhood.
7. *Hokanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:15 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Sandy L. Baily, Associate Planner
N:\DEV\DRC\MIN 2007\DECEMBER \12-18-07.doc